

Page two
Robert L. Farrell,

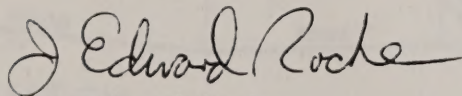
Mr. John Hutchinson,	Director of the Dorchester Bay Economic Development Council
Ms. Kristen McCormack,	Director of the Jobs and Community Services Department, City of Boston
Mr. Ted Segal,	Transportation Department, City of Boston,
Mr. Bruce Rossley,	Commissioner of the Boston Arts Commission, City Of Boston
Mr. Mark Gallagher,	Executive of the McCormick Center for the Arts

Two of those speaking in opposition to the proposal included a principle of the entity (Mr. Henry Kara) that recently purchased the property and its predecessor in title (Mr. Daniel Barboza). Please see the attached transcript for the testimony of these individuals. The remaining three individuals opposing the proposed plan (Messieurs Donnie Myers, Thomas Nesbitt, Earl Kelton; all are members of the NAACP) stated that they were against an eminent domain taking at this time since they were interested in the creation of housing development proposals.

The creation of an off-street parking lot in Uphams Corner responds to the requests of the community's civic and merchant organizations as well as the needs of neighboring residents. The lot will provide a solution to present and projected future parking shortages documented in a study of traffic and parking conditions in Uphams Corner. This study was completed in August 1986 by Vanasse/Hangen. A copy of their report accompanies this letter.

As Chairman of the Real Property Board , I respectfully request your consideration and approval of the Real Property Board's determination that public off-street parking is needed in Uphams Corner. If you have any questions regarding this matter, please call me at my office at 725-4100.

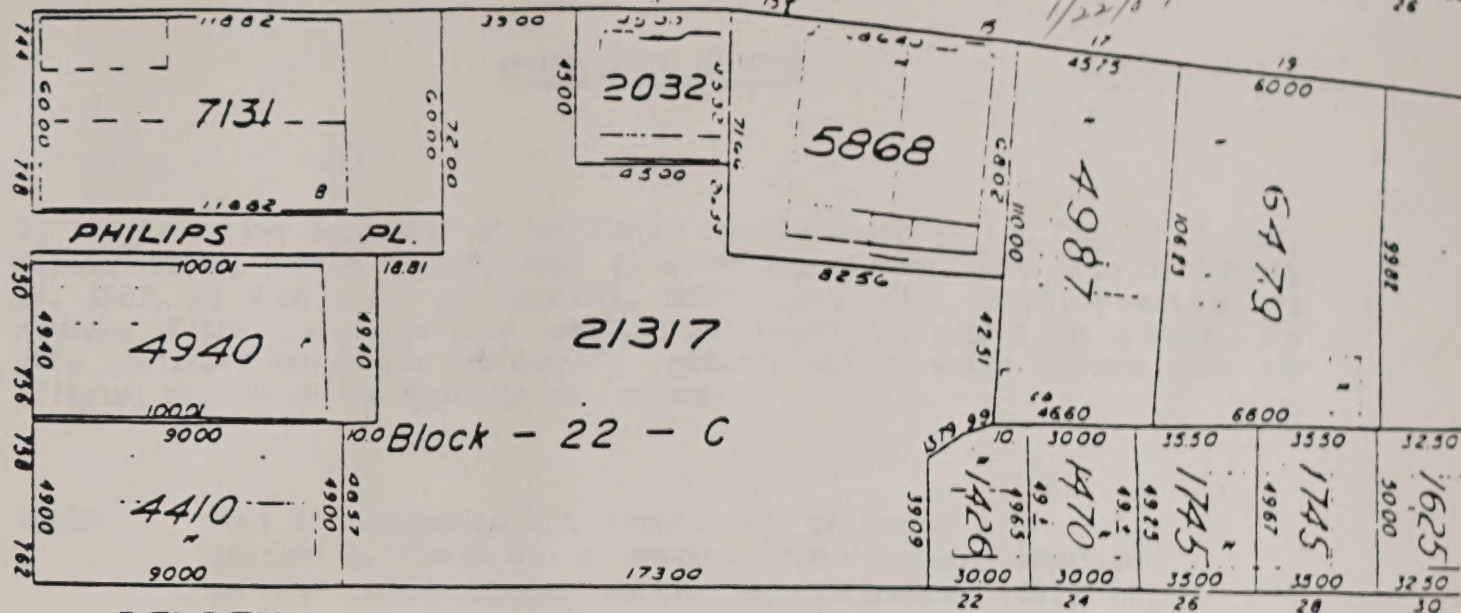
Sincerely,



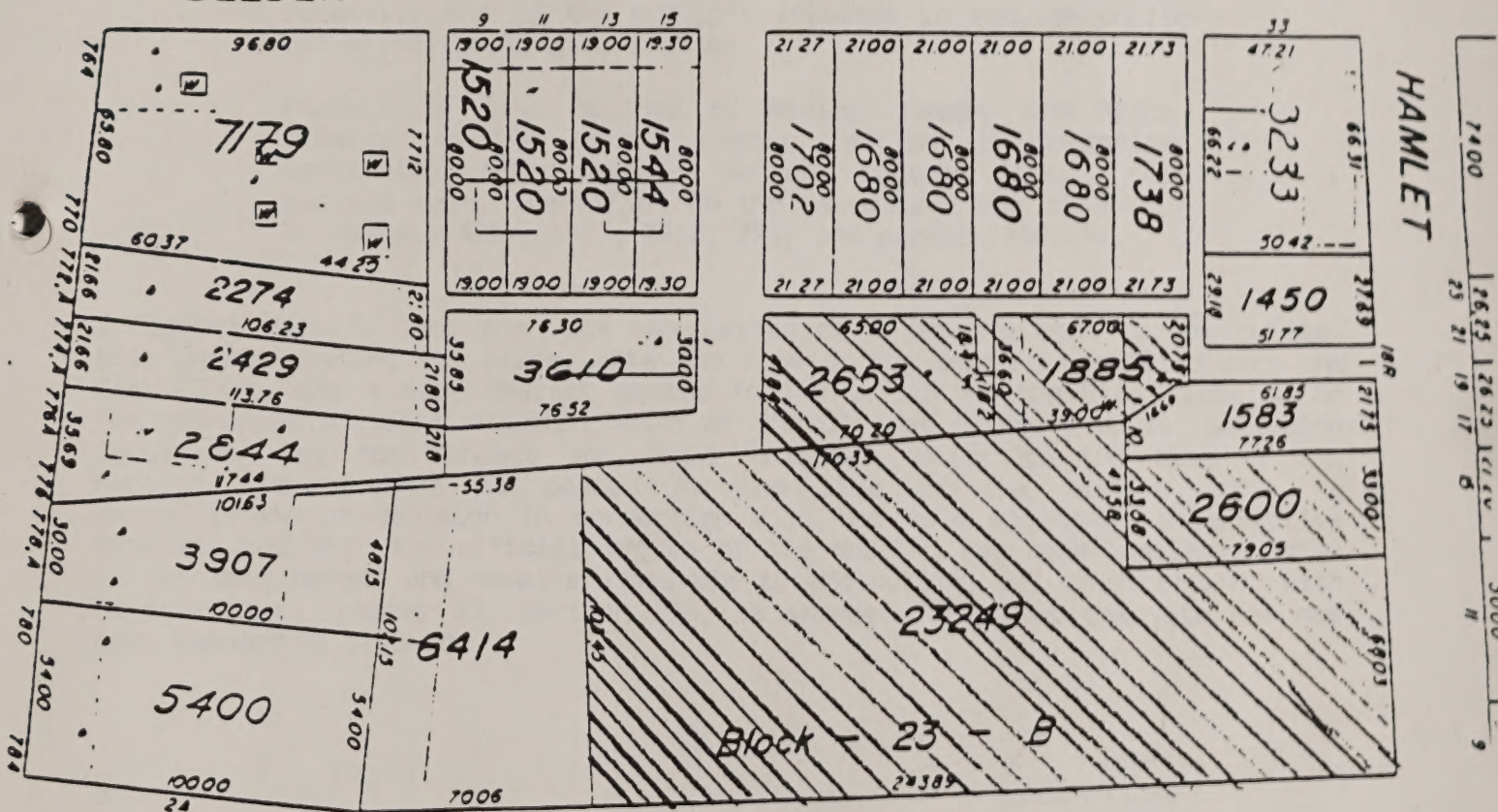
J. Edward Roche
Commissioner
Real Property Department

JER/JR/ca

cc: Kane Simonian, Executive Director
Stephen Coyle, Director
Joseph J. Walsh, Vice Chairman
James K. Flaherty, Treasury
Clarence J. Jones, Assistant Treasurer
Michael F. Donlan, Member.

$$\begin{array}{r} 200 \\ 26 \overline{) 5200} \\ \underline{5200} \\ 0 \end{array}$$


BELDEN



RAMSEY

ST.

PLAN OF TAKING

 ---Property proposed to be taken by eminent domain

Doc # 4859
1/22/87

CERTIFICATE OF VOTE

Attachment "B"

I, the Executive Secretary of the Real Property Board of the City of Boston, Massachusetts, hereby certify that at a meeting of the Board held on January 16, 1987, at 9:00 a.m., in Room 801, Boston City Hall, at which meeting all members of the Board were duly notified and at which a quorum was present, the vote specified below was unanimously passed, all of which appears upon the official records of the Board in my custody:

VOTED: That in accordance with Chapter 474 of the Acts of 1946, Section 1, Clause A, as amended, the following location in the Uphams Corner Section of Dorchester, City of Boston, be and hereby is determined, as a public necessity and in the public's interest to require public off-street parking facilities:

Parcels of land bounded by Hamlet, Ramsey and Belden Streets in the Uphams Corner Section of Dorchester containing approximately 40,000 square feet; said parcels being identified on the Assessor's Map of Ward 7 as Numbers 3894, 3917, 3918, 3919 and parcels 3909-14.

I further certify that the vote was passed at a meeting open to the public, that notice stating the place, date and time of the meeting was filed with the City Clerk, and a copy thereof posted in the office of the City Clerk or on the principal official bulletin board of the City at least 48 hours, including Saturdays, but not Sundays and legal holidays, prior to the time of the meeting and remained so posted at the time of the meeting, that no deliberations or decision in connection with the vote was taken in executive session, and that the official record of the meeting was made available prior to the date hereof and remains available to the public, all in accordance with General Laws, Chapter 39, Section 23B, as amended, and that the vote has not been amended or revoked.

DATE:

1/16/87

Richard M. Carter

Executive Secretary of the
Real Property Board

4859
1/22/87

Attachment "C"

Boston

Raymond L. Flynn, Mayor

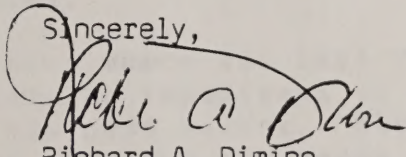
January 21, 1987

J. Edward Roche, Chairman
Real Property Board
One City Hall Square
Room 811
Boston, Ma 02201

Dear Chairman;

In accordance with Chapter 474 of the Acts of 1946, Section 1, Clause A as amended, this letter confirms my approval of the Real Property Board's vote of January 16, 1987, which determined certain property bounded by Hamlet, Ramsey and Belder Streets in the Uphams Corner Section of Dorchester requires public off-street parking facilities in order to insure the public's interest in adequate off-street parking and the free circulation of traffic in and through the City.

Sincerely,


Richard A. Dimino
Commissioner



Richard A. Dimino, Commissioner, Traffic and Parking
City of Boston/City Hall Square/Boston, MA 02201



CITY OF BOSTON, MASSACHUSETTS
BOSTON CITY COUNCIL

OFFICE OF THE PRESIDENT
BRUCE C. BOLLING

Attachment "D"

January 19, 1987

Edward Roche
Commissioner
Real Property Dept.
City Hall
R-811

Dear Commissioner Roche:

I am writing to express my support for the proposed eminent domain taking of parcels 3894, 3917 and 3939 in the Uphams Corner area for the purpose of developing off-street parking. As business and residential revitalization continues to take hold throughout Boston's neighborhoods, it is essential that traffic and parking are carefully considered. Many of our neighborhood commercial districts are already congested with illegally parked automobiles and slow-moving traffic. Due to poor planning and lack of foresight little can be done in many areas to alleviate the traffic problem.

Uphams Corner is presently at the point where the lack of adequate and secure parking has become an impediment to the continued growth and health of its business sector. Residents, neighborhood groups and merchants of the area all agree that now is the time to resolve this problem while there are available resources to do so.

The three previously mentioned parcels are presently vacant, underutilized, and are appropriately located to provide a viable solution to Uphams Corner's parking woes. While an eminent domain taking is not a matter to be taken lightly, I believe this is the proper course to pursue in this instance. The greater good of the community will be well served by it. I strongly urge you to proceed with the process.

Sincerely,

Bruce C. Bolling
BRUCE C. BOLLING
President

cc: Robert Farrell, Chairman
Boston Redevelopment Board



The Commonwealth of Massachusetts

HOUSE OF REPRESENTATIVES
STATE HOUSE, BOSTON 02133

RICHARD J. ROUSE
ASSISTANT MAJORITY LEADER
5TH SUFFOLK DISTRICT
BOSTON

ROOM 472
TEL. 722-2120

January 12, 1987

Commissioner Edward Roche
Real Property Commissioner
1 City Hall Plaza
Boston, Massachusetts 02201

Dear Commissioner Roche:

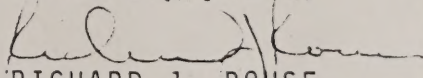
This letter is in support of the designation of a portion of vacant land located behind the former Uphams Corner Market building (600-618 Columbia Road) for public parking.

This particular piece of land is underused and considered unsafe. The creation of approximately 60 to 80 parking spaces will help to alleviate the double parking as well as the heavy traffic flow on Dudley and Columbia Road.

Overall, this proposed parking plan will help remedy the serious parking problem in this area. I wish to be recorded as enthusiastically in favor of this proposal. If further information or testimony is required, I would gladly furnish it without hesitation.

I remain,

Sincerely yours,


RICHARD J. ROUSE
State Representative

RJR/sjb

Rix Dunnington
super drug

RIX DUNNINGTON INC. 84 Rowe Street • Auburndale • Massachusetts 02166 • 617-969-4200

January 9, 1987

Mr. J. Edward Roche
Chairman
Real Property Board
Room 811, City Hall
Boston, MA 02201

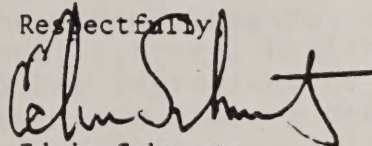
Dear Chairman Roche:

This letter is in support of taking by eminent domain those parcels of land bounded by Hamlet, Ramsey and Belden Streets in the Uphams Corner section of Dorchester for the purpose of off-street parking.

For years we have been part of the business community in the area and the one thing we have always felt a great need for was additional parking.

We strongly recommend that the program which would make more parking spaces available in the Uphams Corner section of Dorchester be supported by the Real Property Department.

Respectfully,



Edwin Schwartz
Rix Dunnington Inc.
Vice President

BH



Jun 12
UPHAM'S CORNER COMMUNITY RECREATIONAL CENTER, INC.

January 13, 1987

Commissioner J. Edward Roach
Room 811
Boston City Hall
Boston, MA 02201

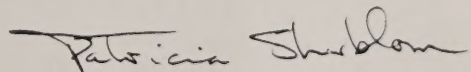
Dear Commissioner Roach,

I am unable to attend the hearing this evening, but as a member of the Uphams Corner Board of Trade, and a community member, I write to press for your approval of the land-taking by eminent domain of the lots behind 600 Columbia Road, for the creation of safe public parking in Uphams Corner. While no one would argue against the need for affordable housing in the city, the question here is how can these parking lots best serve the needs of this community. I believe that the answer is in safe parking for residents and users of the local business, cultural, religious, social, health, and recreational services.

That this parking facility will make it possible for people to utilize the Uphams Corner community businesses and so contribute to the revitalization of this city neighborhood, is reason alone to press for its creation. However, the lot will also serve the Strand Theatre which, as you know, offers cultural, social, and recreational events at a cost which makes them affordable to this community. Several neighborhood churches will also be able to utilize the lot for their members and guests. All traffic between the lot and these services will pass through a major section of the Uphams Corner business community and contribute there as well.

Safe parking is essential to the Strand Theatre, banks, and other businesses, churches, the UCCRC, local library, health center, and area residents. Because it is such a key ingredient to a thriving residential, business, social, and cultural community, I press for approval of the land being taken by eminent domain.

Sincerely,



Patricia Sherblom

Jim R.
1st American Bank
LORETTA J. PHILBRICK
VICE PRESIDENT

January 14, 1987

J. Edward Roche, Commissioner
Real Property Department
Room 811 - Boston City Hall
Boston, MA 02201

Dear Mr. Roche:

This is to advise you that 1st American Bank strongly supports the taking of parcels of land bounded by Hamlet, Romsey and Belden Streets in the Uphams Corner section of Dorchester containing approximately 40,000 square feet for off-street parking purposes.

We feel that the business community will benefit substantially from having off-street parking in the area.

1st American Bank is a publically held company with eleven banking offices in this area and its headquarters in Uphams Corner, Dorchester.

Very truly yours,

Loretta J. Philbrick

Loretta J. Philbrick
Vice President

LJP/gfp

MEMORANDUM

6

JANUARY 22, 1987

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: KEVIN J. MORRISON, DEPUTY GENERAL COUNSEL
LINDA BOURQUE, ASSISTANT DIRECTOR FOR NEIGHBORHOOD
PLANNING AND ZONING

SUBJECT: APPROVAL BY THE AUTHORITY, ACTING AS THE CITY'S PLANNING
BOARD, OF THE USE OF A SITE LOCATED IN THE UPHAMS CORNER
SECTION OF DORCHESTER AS A PUBLIC OFF-STREET PARKING
FACILITY BY THE CITY'S REAL PROPERTY BOARD IN ACCORDANCE
WITH THE ACTS OF 1946, CHAPTER 474, AS AMENDED.

On January 16, 1987, J. Edward Roche, Commissioner of the Real Property Department and Chairman of the Real Property Board, by letter with enclosures, requested the approval of the Authority that the use of a certain site, as hereinafter described, located in the Upham's Corner section of Dorchester is needed for a public off-street parking facility to be constructed and operated under the jurisdiction of the Real Property Board, in accordance with the Acts of 1946, Chapter 474, Section 1(a), as amended, ("Chapter 474, Section 1(a)"). The enclosures include, a proposed Plan of Taking; the transcript of a public hearing held on January 13, 1986, and a study report, entitled "Neighborhood Transportation Planning Program: Uphams Corner", dated August, 1986 and prepared by the consulting firm of Vanasse/Hangen (the "Study Report"). Copies of this letter with enclosures are contained in Attachment "A".

Chapter 474, Section 1(a), in relevant part with emphasis added, grants to the Real Property Board the following power:

"...to acquire by eminent domain under chapter seventy-nine or chapter eighty A of the General Laws or by purchase, gift, devise or otherwise... and to hold property, real or personal, or any interest therein...for the purposes of this act...; provided, further that the board shall have no power to acquire by eminent domain or by purchase any real estate other than that which the board, with the approval of the commissioner of traffic and parking of the city and the Boston Redevelopment Authority shall have determined should be devoted to the purposes of this act;..."

The site which the Real Property Board proposes to acquire for this public off-street parking facility consists of parcels of vacant land bounded by Hamlet, Ramsey and Belden Streets, in

the Uphams Corner section, containing approximately 40,000 square feet. A further description of the site is set forth in the proposed Plan of Taking enclosed with the before-mentioned letter (See, Attachment "A"). Subject to final design, this facility will provide approximately 100 spaces to serve primarily the Uphams Corner business district.

The Real Property Board has concluded that the creation of a public off-street parking facility on the site responds to the requests of civic and merchant organizations and residents in the Uphams Corner neighborhood, based upon a number of community meetings, the Study Report, and the testimony at the public hearing held on January 13th (See, Attachment "A" for copies of the Study Report and a transcript of the public hearing).

Also, on January 16th, the Real Property Board adopted a vote, as required by Chapter 474, Section 1(a), which includes a determination that as a public necessity and in the public's interest, a public off-street parking facility is required on the site. A copy of a Certificate of Vote, evidencing the same is contained in Attachment "B".

On January 21st, Richard A. Dimino, Commissioner of the Traffic & Parking Department, by letter approved the determination of the Real Property Board, as required by Chapter 474, Section 1(a). A copy of this letter is contained in Attachment "C".

Additional letters of support of the Real Property Board's action have been submitted by Bruce C. Bolling, City Council President, Richard J. Rouse, State Representative, and officials of respectively, Rix Dunnington, Uphams Corner Community Recreational Center, Inc. and Fisrt American Bank. Copies of these letters are contained in Attachment "D".

Based upon the documentation submitted by the Real Property Board, as referred to herein, it is recommended that the Authority approve the January 16th vote of the Real Property Board, in accordance with Chapter 474, Section 1(a).

An appropriate vote follows:

VOTED: That in accordance with Chapter 474 of the Acts of 1946, as amended, (the "Act") and specifically Section 1, Clause (a) of the Act, as amended, by Chapter 1195 of the Acts of 1973, the Authority hereby approves the determination of the Real Property Board of the City of Boston, as evidenced by a vote adopted by said board on January 16, 1987 which is incorporated herein by reference, that the following location in the Uphams Corner Section of Dorchester, City of Boston, is required

as a public necessity and in the public's interest to be devoted to the purposes of the Act for use as a public off-street parking facility: certain parcels of land bounded by Hamlet, Ramsey and Belden Streets containing approximately 40,000 square feet, those parcels being identified on the City of Boston Assessor's Map of Ward 7 as Numbers 3894, 3917, 3918, 3919 and 3909 to 3914.